





# 19-21 Brunswick Road, Gloucester

**Residential Investment Opportunity comprising 12 residential flats, plus land with planning granted for 8 flats and a maisonette.**

## Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road. Gloucester Railway Station provides direct services to London with journeys taking just under two hours, and both Gloucester and Cheltenham share a local airport at Staverton, approximately 8 miles away.

The property is situated fronting the eastern side of Brunswick Road at its junction with St Michaels Square, opposite a 'pay and display' car park, and 150m north of Park Road which links to Trier Way, Gloucester's inner ring road.

It is approximately ¼ mile south from the main commercial and retail centre of the city at The Cross and ½ mile east from Gloucester Quays Retail / Leisure area of the City at The Docks.

## Description

The property comprises a four-storey building dating from 1885 of brick construction with a pitched slate roof and it comprises 12 residential flats.

There are two main entrances, one directly from the Brunswick Road and the second onto St Michaels Square. A video door system is linked to all apartments.

Each flat comprises a double bedroom, a living room/dining area, kitchen and a shower room and they are heated by wall mounted thermostatic controlled panel radiators served by a gas fired central heating boiler.

The kitchens comprise a range of high and low level fitted cupboards including a stainless-steel single drainer sink unit with cooker and hob, washing machine and fridge freezer. The bathrooms have a WC, wash hand basin and shower cubicle with wall mounted electric showers.

## Accommodation

(Approximate gross internal areas)

Flat 1	46.41 m2	(500 ft2)
Flat 2	44.96 m2	(484 ft2)
Flat 3	40.97 m2	(441 ft2)
Flat 4	34.46 m2	(371 ft2)
Flat 5	31.40 m2	(338 ft2)
Flat 6	33.96 m2	(367 ft2)
Flat 7	41.99 m2	(452 ft2)
Flat 8	45.99 m2	(495 ft2)
Flat 9	47.01 m2	(506 ft2)
Flat 10	42.64 m2	(459 ft2)
Flat 11	45.25 m2	(487 ft2)
Flat 12	45.23 m2	(487 ft2)
<b>Total</b>	<b>500.27 m2</b>	<b>(5,387 ft2)</b>

## Council Tax

The flats are listed within B and A.

## Energy Performance Certificate

The flats have EPC Ratings within Band C.

## Tenure

The flats are all let on six month Assured Shorthold Tenancy Agreements with a total gross rental income of £8,260 per month (£99,120 per annum).





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## Development Land

Adjoining the main building is a broadly rectangular parcel of land which was previously used as parking.

Planning consent was obtained in January 2023 for the erection of eight No. 1 bedroom flats and a single two storey 3-bedroom maisonette (Planning Ref No. 22/00755/FUL).

Each flat will include an open plan kitchen/dining/living area, shower room, storage and bedroom.

The proposed gross internal areas of the flats are as follows:

### Lower Ground Floor

Flat 1	42.1 m2	(453 ft2)
Flat 2	45.7 m2	(492 ft2)

### Ground Floor

Flat 3	42.1 m2	(453 ft2)
Flat 4	45.7 m2	(492 ft2)

### First Floor

Flat 5	41.1 m2	(442 ft2)
Flat 6	44.4 m2	(478 ft2)

### Second Floor

Flat 7	41.1 m2	(442 ft2)
Flat 8	44.4 m2	(478 ft2)

**Total** **346.6 m2** **(3,730 ft2)**

The proposed maisonette will be at lower ground and ground floor level and extend to approximately 84.3 m2 (907 ft2).

The accommodation will include an open plan kitchen/dining/living area, 3 bedrooms, storage and 2 shower rooms.

**The total gross developable area of the new building is approximately 430.9 m2 (4,637 ft2).**

We understand the land is not serviced but utility connections are available in the immediate vicinity.

## Terms

The property is offered freehold subject to the occupational tenancies in place.

## Guide Price

£1,800,000.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party to bear their own costs incurred in the transaction.



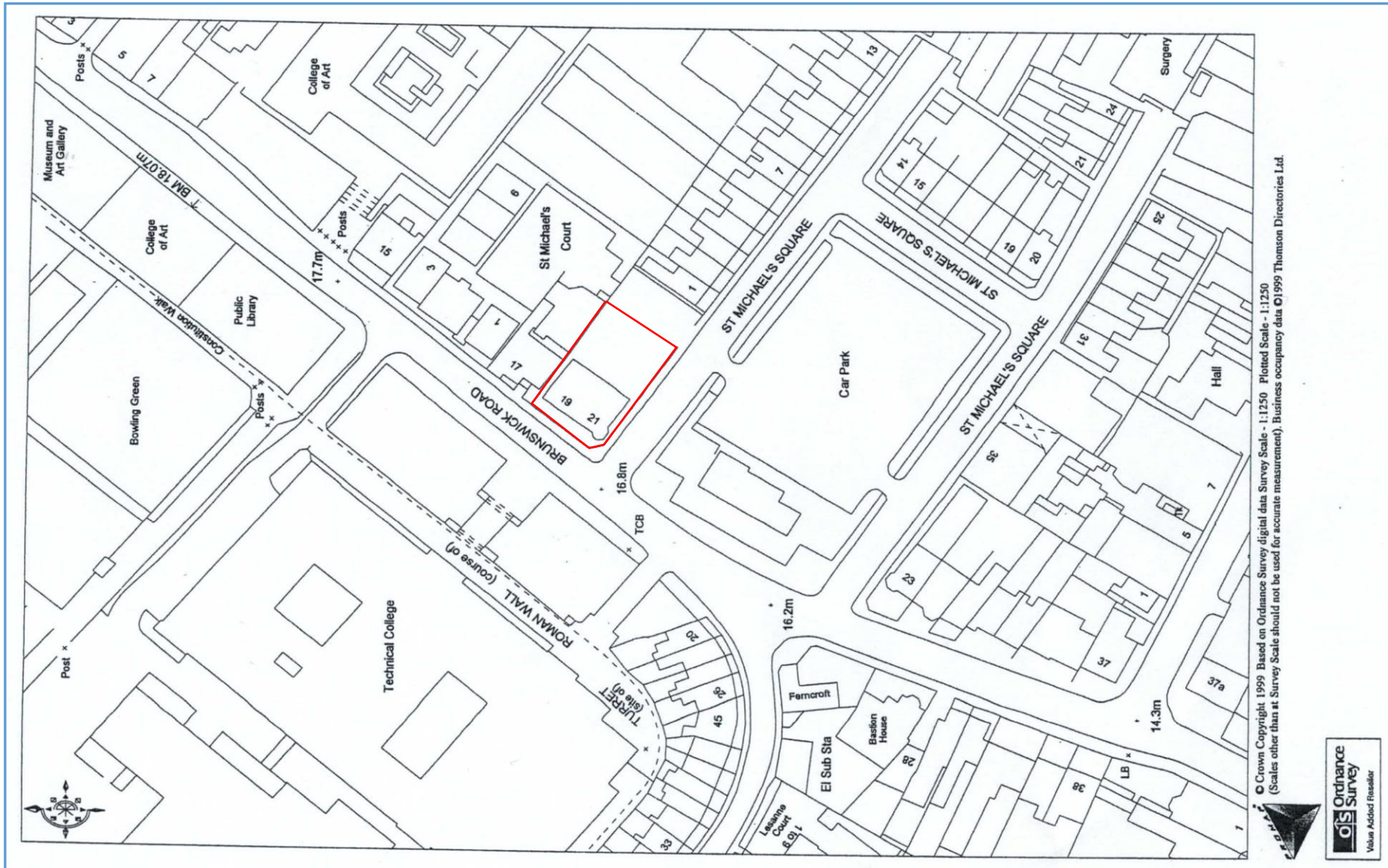


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Not to scale





# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

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**We are proposing to carry out set viewing days - please contact the Agents for days and times.**

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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